



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of July 2020



Central Waterfront Submarket Report - July 2020

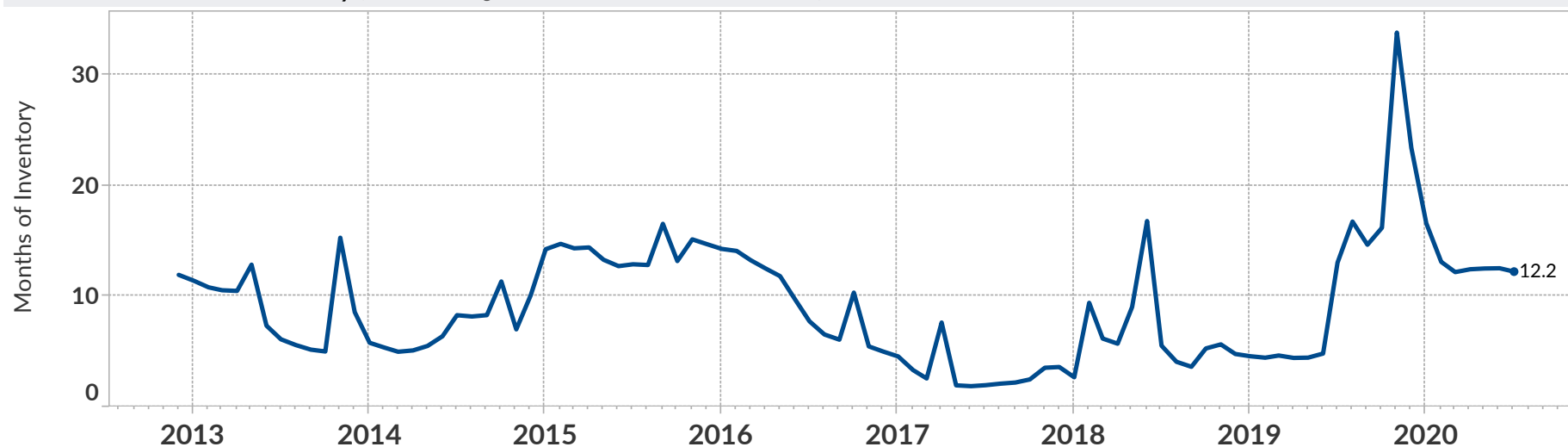


Central Waterfront		GTA
Active Projects	13	367
Total Units	6,642	96,937
Total Sales	5,823	82,550
Rem. Inv.	803	9,829
Avg. \$/SF	\$1,454	\$1,108
Avg. SF	1,093	961
Avg. \$	\$1,589,498	\$1,065,426
Current Month Sales (incl. active & sold out)	20	1,991

Development Applications

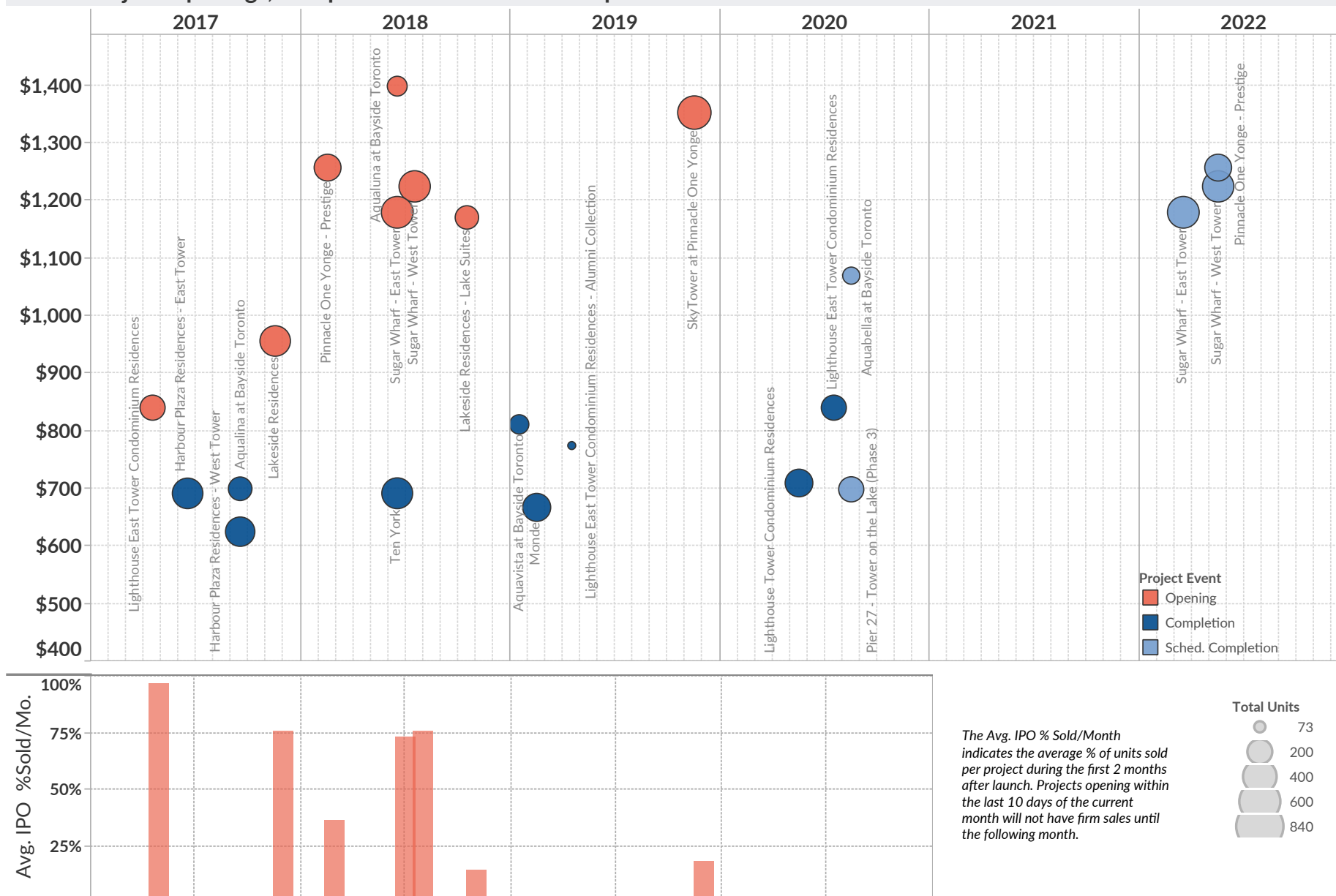
Central Waterfront		City of Toronto
Number of Dev. Apps.	8	410
Total Units	19,434	234,134
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	19.1	61.7
Avg. Floor Space Index	9.2	6.6

Submarket - Months of Inventory (calculated using current rem. inv. and last 12 month sales)



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Recent Project Openings, Completions & Scheduled Completions



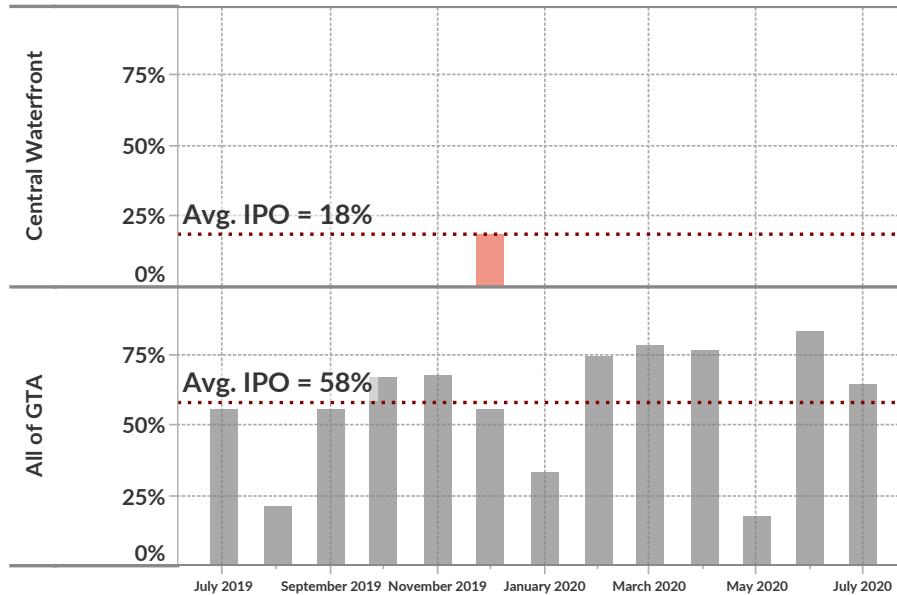
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Project Data by Unit Type

Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	129	0	129	0
1 Bedroom	1,792	6	1,739	53
1 Bedroom + Den	1,977	6	1,793	184
2 Bedroom	1,256	2	1,192	64
2 Bedroom + Den	806	5	569	237
3 Bedroom & Up	574	1	317	257
Penthouse	74	0	72	2
Other	18	0	12	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,459	466	706	\$345,000	\$834,900
\$1,377	564	790	\$692,000	\$1,079,900
\$1,498	600	2,066	\$761,900	\$2,550,000
\$1,387	845	2,722	\$1,206,000	\$4,290,000
\$1,523	812	2,551	\$961,000	\$3,990,000
\$1,496	4,622	6,106	\$7,250,000	\$8,800,000
\$1,226	1,847	2,416	\$2,275,000	\$2,950,000

IPO Launch Performance (first 2 months)

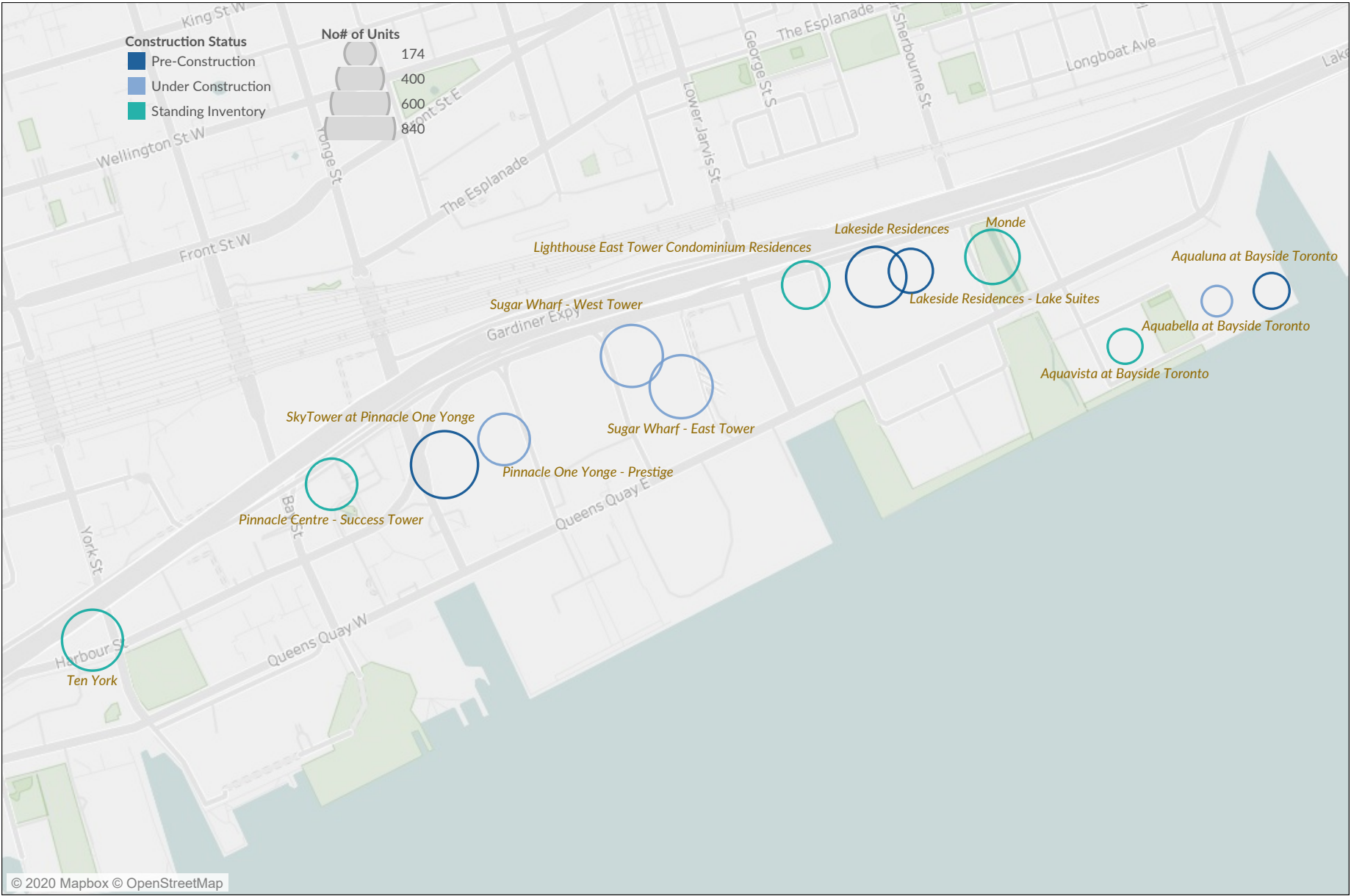


Post Launch Absorption: Central Waterfront



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Current Active Projects



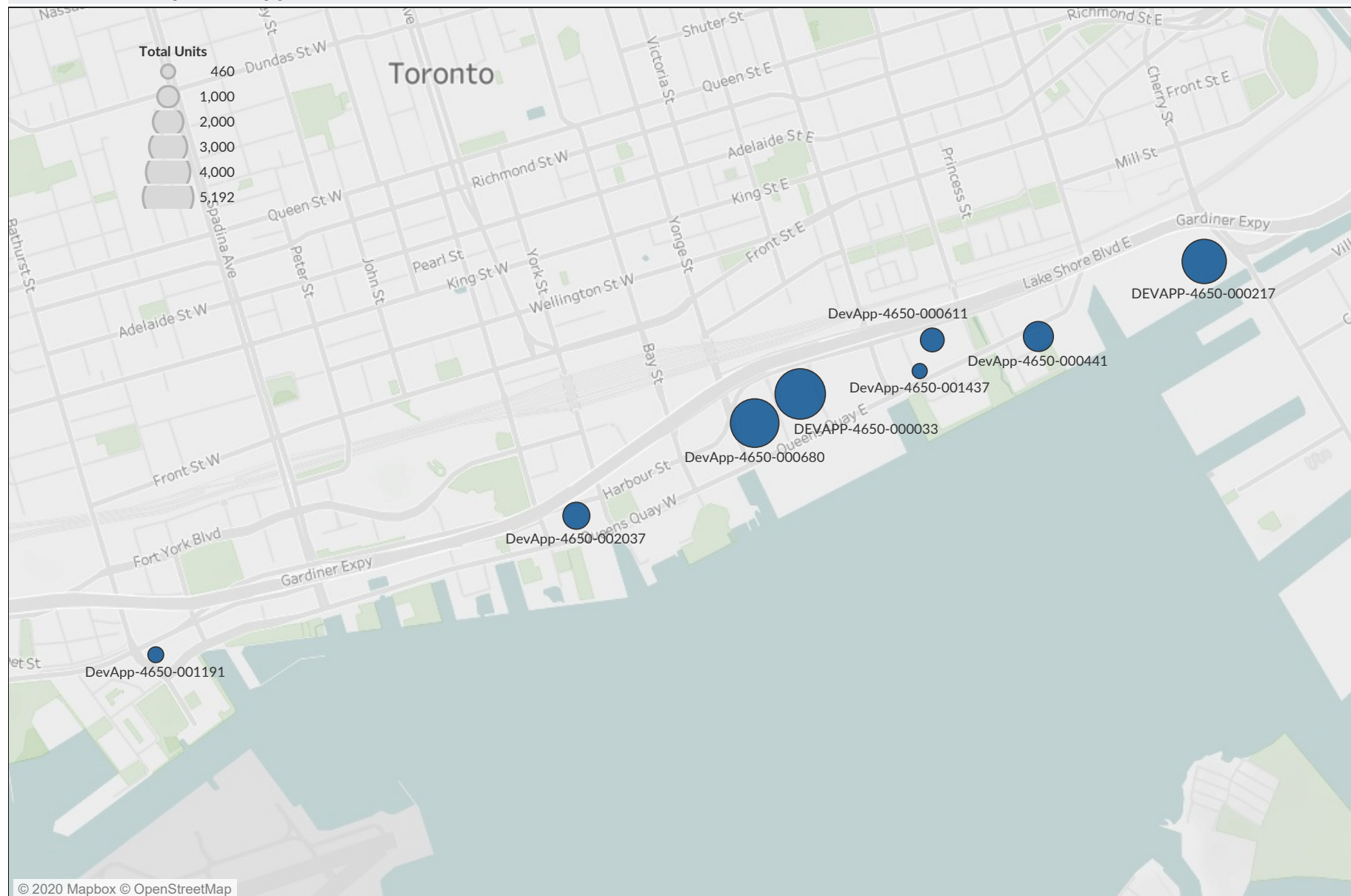
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Aquabella at Bayside Toronto - Tridel and Hines	Apartment	August 2020	0	0	0	174	\$1,070	\$1,473
Aqualuna at Bayside Toronto - Tridel and Hines	Apartment	June 2023	1	2	33	240	\$1,399	\$1,522
Aquavista at Bayside Toronto - Tridel and Hines	Apartment	January 2019	0	0	0	227	\$812	\$1,341
Lakeside Residences - Greenland Group	Apartment	June 2023	1	11	7	680	\$957	\$1,302
Lakeside Residences - Lake Suites - Greenland Group	Apartment	September 2023	0	98	47	365	\$1,171	\$1,385
Lighthouse East Tower Condominium Residences - Daniels Co..	Apartment	July 2020	1	3	3	421	\$841	\$1,235
Monde - Great Gulf	Apartment	February 2019	0	2	6	551	\$668	\$1,293
Pinnacle Centre - Success Tower - Pinnacle International	Apartment	January 2009	0	0	1	491	\$427	\$1,187
Pinnacle One Yonge - Prestige - Pinnacle International	Apartment	May 2022	3	9	131	496	\$1,258	\$1,551
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	14	188	498	840	\$1,353	\$1,446
Sugar Wharf - East Tower - Menkes	Apartment	March 2022	0	23	31	743	\$1,180	\$1,358
Sugar Wharf - West Tower - Menkes	Apartment	May 2022	0	9	43	720	\$1,225	\$1,417
Ten York - Tridel	Apartment	June 2018	0	1	3	694	\$692	\$1,374

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000033	55 Lake Shore Boulevard East	10.7	5,192
DEVAPP-4650-000217	324 Cherry Street; 429 Lake Shore Boulevard East	4.1	4,000
DevApp-4650-000441	261 Queens Quay East	3.9	1,833
DevApp-4650-000611	215 Lake Shore Boulevard East	12.9	1,147
DevApp-4650-000680	1 Yonge Street	22.4	4,812
DevApp-4650-001191	545 Lake Shore Boulevard West	7.5	508
DevApp-4650-001437	162 Queens Quay East	11.3	460
DevApp-4650-002037	200 Queens Quay West	19.1	1,482

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

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Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	2	15	5,974	5,146	177	\$2,442	1,856	\$4,532,010	8,932
Central Waterfront	20	13	6,642	5,823	803	\$1,454	1,093	\$1,589,498	19,434
Don Mills - York Mills	23	11	3,306	2,950	199	\$968	1,197	\$1,158,263	11,337
Downtown Core	2	8	4,759	4,105	236	\$1,640	746	\$1,224,474	18,038
Downtown East	486	22	7,386	6,154	928	\$1,288	681	\$876,906	16,000
Downtown West	6	32	10,996	9,627	986	\$1,449	887	\$1,284,867	18,144
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	11	6	1,553	1,394	159	\$691	1,250	\$863,410	.
Mississauga City Centre	32	11	6,459	5,932	480	\$895	781	\$699,106	.
North Toronto	14	12	3,194	2,529	487	\$1,268	846	\$1,073,216	10,341
North Yonge Corridor	21	6	1,709	1,455	123	\$1,152	818	\$943,006	7,879
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	9	9	1,167	1,034	86	\$1,111	1,411	\$1,566,719	9,619
Not Applicable	1,174	164	31,640	25,928	3,733	\$788	975	\$768,306	82,240
Scarborough City Centre									2,245
Sheppard Corridor	0	13	3,648	3,210	437	\$1,099	927	\$1,019,491	7,793
Thornhill	163	6	1,651	1,351	300	\$1,069	1,178	\$1,259,349	.
Toronto East	14	13	1,352	1,152	159	\$990	918	\$908,475	3,051
Toronto West	9	14	2,613	2,135	394	\$1,140	953	\$1,085,653	11,214
Yonge - St. Clair	5	7	728	637	88	\$1,468	1,649	\$2,420,121	3,047

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